

**8 Cliff Oaks Fawcett Lane
Leeds**



**3 Bedroom Apartment
£237,500**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

Flat C, Cliff House, 8 Cliff Oaks Fawcett Lane, Wortley, Leeds, West Yorkshire, LS12 4FG

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0821-3539-5335-2902-7175>

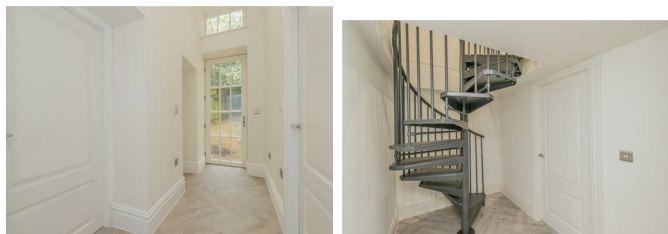
GROUND FLOOR:

Communal Entrance:



Forming part of the original hallway to the period property

Private Hallway:



Access from the communal hallway, spiral staircase giving access to the mezzanine level

Fitted Kitchen / Dining / Living Area:



A spacious open plan room with double glazed windows, a range of fitted kitchen cabinets, electric oven / grill, electric hob, fridge / freezer, ample space for a dining / breakfast table, space for a sofa / living room furniture, access to the internal hallway

Internal Hallway:

A glazed external door giving access to a communal courtyard / seating area, access to the ground floor accommodation

Bedroom One:



Double glazed window, wall mounted electric heater

En-suite Shower Room / WC:



Double glazed window, a good sized shower cubicle with a plumbed shower, low flush WC, wash basin

Bedroom Two/Study:



Double glazed window, wall mounted electric heater, airing / storage / hot water tank cupboard

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower and a glazed side screen, low flush WC with a concealed cistern, wash basin

MEZZANINE LEVEL:

Living Room / Bedroom Three



Accessed from the hallway via a spiral staircase, double glazed window, and ideal space / multi-use room

TO THE OUTSIDE:



Communal Gardens:



In addition to the courtyard garden (accessed from the inner hallway), residents have access to / use of the communal grounds / gardens

Parking:



Electric gates give access to the development. There is allocated parking for one car

EPC Link: E

EPC Rating / Council Tax Band:

Council Tax Band: B / EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	40	40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

